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Preliminary Planned Unit Development Plans

Site Plans

Issued for: Submission of Preliminary Master Plan

Date Issued: October 30, 2006

Latest Issue: October 30, 2006

Index		
No.	Drawing Title	Latest Issue
C-1	Legend and General Notes	10/30/06
C-2	Neighborhood Context Map 1	10/30/06
C-3	Neighborhood Context Map 2	10/30/06
C-4	Overall Site Plan	10/30/06
C-5	Layout and Materials Plan 1	10/30/06
C-6	Layout and Materials Plan 2	10/30/06
C-7	Layout and Materials Plan 3	10/30/06
C-8	Layout and Materials Plan 4	10/30/06
C-9	Layout and Materials Plan 5	10/30/06
C-10	Grading, Drainage and Utility Plan 1	10/30/06
C-11	Grading, Drainage and Utility Plan 2	10/30/06
C-12	Grading, Drainage and Utility Plan 3	10/30/06
C-13	Grading, Drainage and Utility Plan 4	10/30/06
C-14	Grading, Drainage and Utility Plan 5	10/30/06
C-15	Detail Sheet 1	10/30/06
C-16	Detail Sheet 2	10/30/06
C-17	Treescape Plan	10/30/06

Reference Drawings

SV-1	Existing Conditions Plan of Land	10/1/06
SV-2	Existing Conditions Plan of Land	10/1/06
SV-3	Existing Conditions Plan of Land	10/1/06
SV-4	Existing Conditions Plan of Land	10/1/06
SV-5	Existing Conditions Plan of Land	10/1/06
P-1	PUD Parcel Plan	6/6/06
I-1	Drain Profile Plan	5/28/03

Preliminary Master Plan Planned Unit Development

Assembly Square Drive
Somerville, Massachusetts

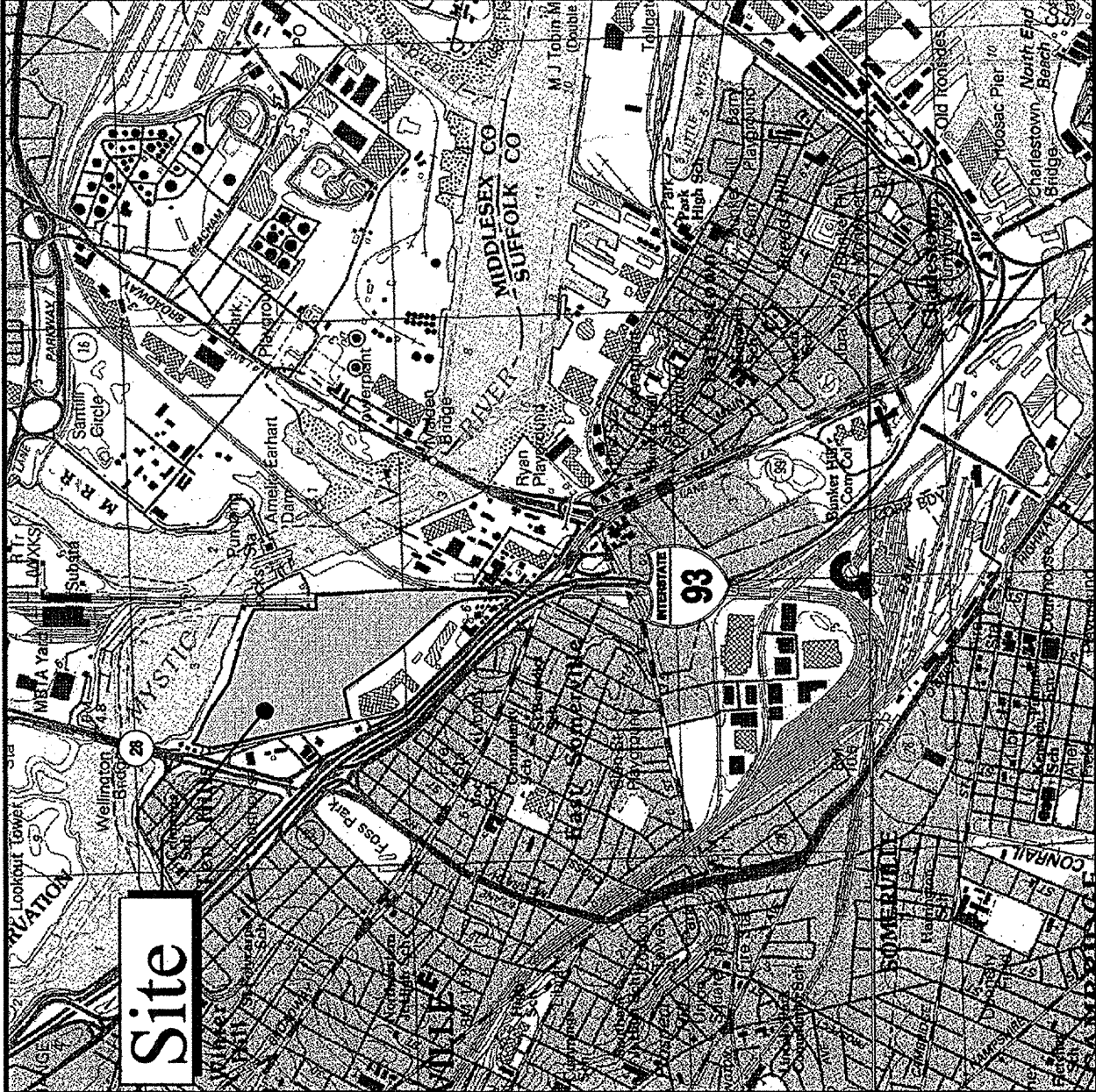
Property Information



Owner/Applicant:
Federal Realty Assembly Square LLC
1626 East Jefferson Street
Rockville, MD 20852
(P) 301-998-8100
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GOODWIN | PROCTER

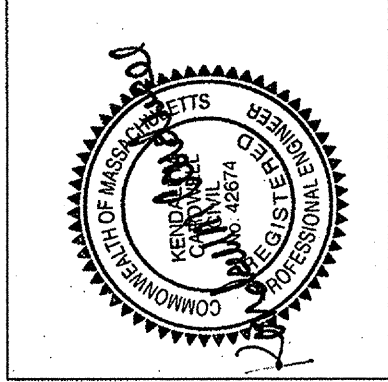
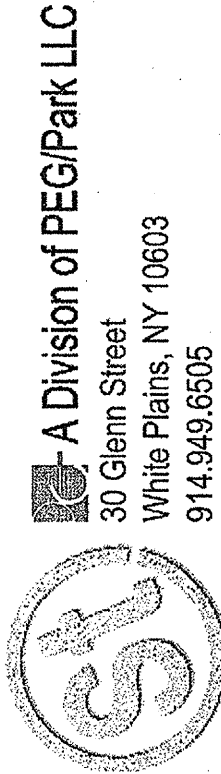
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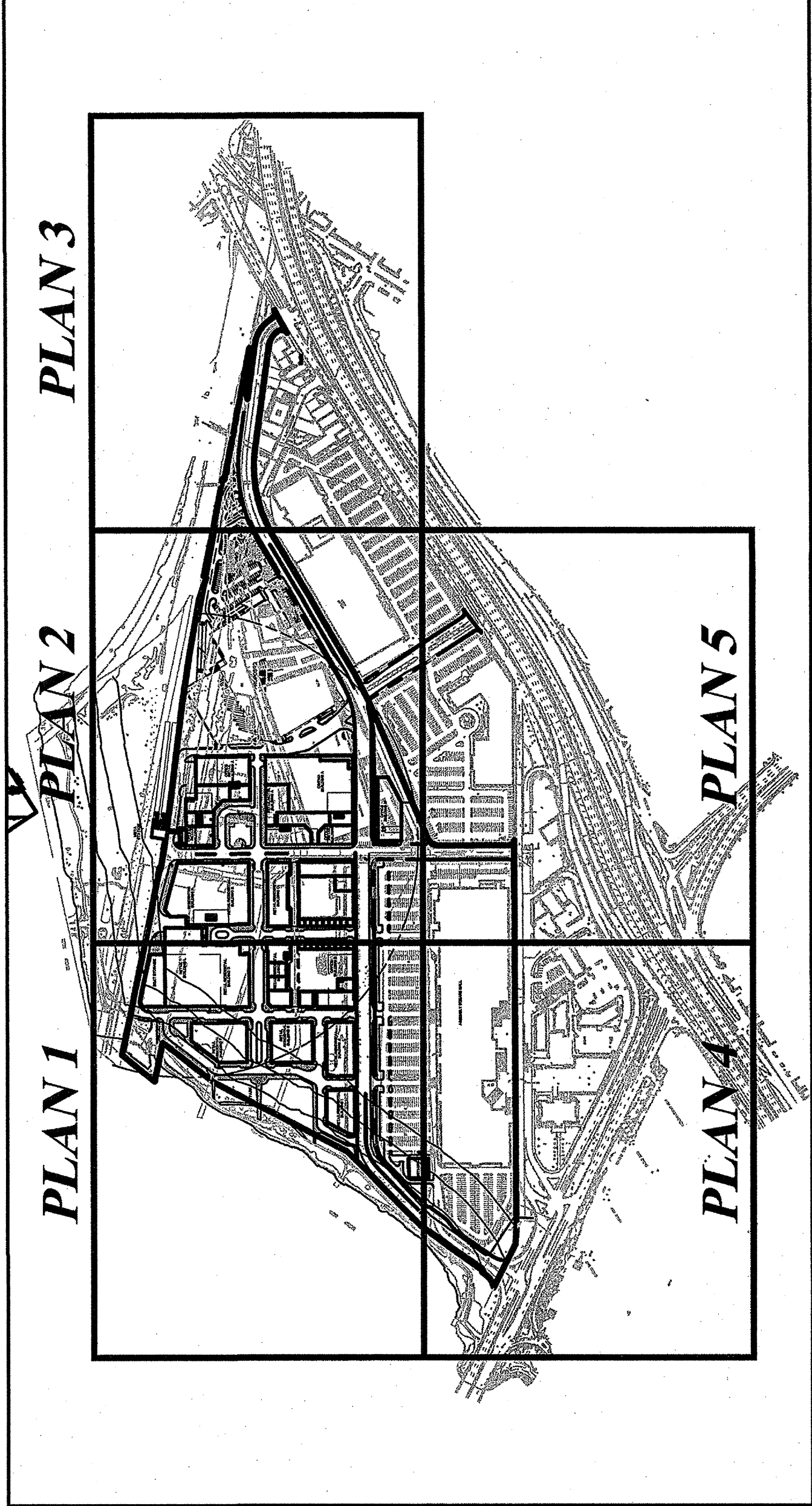
Site Location Map

Street-Works

Development & Consulting Group



Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services
101 Walnut Street
Watertown, Massachusetts 02471
617 924 1770 · 617 924 2286



Legend

Exist.	Prop.	Exist.	Prop.
---	---		CONCRETE
---	---		HEAVY DUTY PAVEMENT
---	---		RIPRAP
---	---		CONSTRUCTION ENTRANCE
---	---	27.35 TC x	TOP OF CURB ELEVATION
---	---	26.85 BC x	BOTTOM OF CURB ELEVATION
10+00	10+00	132.75 x	SPOT ELEVATION
---	---	45.0 TM x	TOP & BOTTOM OF WALL ELEVATION
---	---	38.5 BM x	BORING LOCATION
---	---		TEST PIT LOCATION
---	---		MONITORING WELL
---	---		UNDERDRAIN
---	---		DRAIN
---	---		ROOF DRAIN
---	---		SEWER
---	---		FORCE MAIN
---	---		OVERHEAD WIRE
---	---		WATER
---	---		FIRE PROTECTION
---	---		DOMESTIC WATER
---	---		GAS
---	---		ELECTRIC
---	---		STEAM
---	---		TELEPHONE
---	---		FIRE ALARM
---	---		CABLE TV
---	---		CATCH BASIN
---	---		DOUBLE CATCH BASIN
---	---		GUTTER INLET
---	---		DRAIN MANHOLE
---	---		TRENCH DRAIN
---	---		PLUG OR CAP
---	---		CLEANOUT
---	---		FLARED END SECTION
---	---		HEADWALL
---	---		SEWER MANHOLE
---	---		CURB STOP & BOX
---	---		WATER VALVE & BOX
---	---		TAPPING SLEEVE, VALVE & BOX
---	---		SEWER CONNECTION
---	---		FIRE HYDRANT
---	---		WATER METER
---	---		POST INDICATOR VALVE
---	---		WATER WELL
---	---		GAS GATE
---	---		GAS METER
---	---		ELECTRIC MANHOLE
---	---		ELECTRIC METER
---	---		LIGHT POLE
---	---		TELEPHONE MANHOLE
---	---		TRANSFORMER PAD
---	---		UTILITY POLE
---	---		GUY POLE
---	---		GUY WIRE & ANCHOR
---	---		HAND HOLE
---	---		PULL BOX
---	---	---	MATCHLINE

Abbreviations

General
1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENT'S STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL CLOSE OR OBSTRUCT ROADS, SIDEWALKS, AND THE HIGHWAYS, WITHOUT APPROPRIATE PERMITS.
8. TRAFFIC SIGNAE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLEFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO ADJACENT AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
14. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL DEVELOP AND SUBMIT TO THE MAJOR WATERSHED DISTRICT STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.
Utilities
1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THE LOCATION, DEPTH, SIZE, AND TYPE OF EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE TO GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES. NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, DEPTHS, AND TYPES OF EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE TO GUARANTEE THAT THERE ARE NO INTERFERENCE WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK OR EXISTING CONDITIONS OTHER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACQUIRED BY THE CONTRACTOR WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO FURNISH THE INFORMATION IN WRITING TO THE OWNER SHALL BE CONSIDERED A WAIVER OF ANY ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS: A. PAVEMENTS AND CONCRETE SURFACES: FLUSH B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH C. LANDSCAPE LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND IN ACCORDANCE WITH, THE CITY OF SOMERVILLE, MASSACHUSETTS, DEPARTMENT OF PUBLIC WORKS, FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR THE RELOCATION AND THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, CABLE, AND OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN: A. WATER PIPES SHALL BE IRON CLASS 52 B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 SEWER PIPE C. STORM DRAINAGE PIPES SHALL BE CONCRETE PIPE (RCP)
8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, TAPPING SLEEVES, VALVES, AND PULL BOXES, AND CONCRETE PIPES. THE CONTRACTOR SHALL FURNISH THE ELEMENTS OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Notes:

Layout and Materials
1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADI ARE 3 FEET UNLESS OTHERWISE NOTED.
3. ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXIST BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING. SEE DRAWINGS FOR EXISTING CURBS, SIDEWALKS, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
7. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
8. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES AND MATERIALS. CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
9. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.

Demolition

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIALS BEYOND THE DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH THE LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.

Erosion Control

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT AND DEBRIS FROM EROSION CONTROL MEASURES. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT EROSION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM TIME BEFORE THEY ARE COVERED, SEEDDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

- THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY PERFORMED BY VANASSE HANKEN BRUSTLIN, INC. BETWEEN APRIL 2004 AND MARCH OF 2006 AND FROM DEEDS AND PLANS OF RECORD.
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON THE GROUND RECONSTRUCTION SURVEY PERFORMED BY VANASSE HANKEN BRUSTLIN, INC. IN APRIL OF 2004. UPON THE RECONSTRUCTION SURVEY, THE EXISTING CONDITIONS WERE FOUND TO BE DIFFERENT FROM THE MALL, SOMERVILLE, MA' BY DANA PERKINS, DATED SEPTEMBER 12, 1987, REVISED NOVEMBER 1, 1999.
- UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- ELEVATIONS SHOWN ARE BASED UPON USGS, NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE INITIATED AT BEICHMARK #1000, A MASSACHUSETTS GEODETIC SURVEY DISC.
- THE LOTUS PROPERTY LIES WITHIN ZONE C, AREA OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PANEL NUMBER 250214 0001 B, EFFECTIVE DATE JULY 17, 1986.

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No.	Revision	Drawn by	Checked by	Date	Revised
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CD checked by	Approved by	Scale	N.T.S.	Date	October 30, 2006
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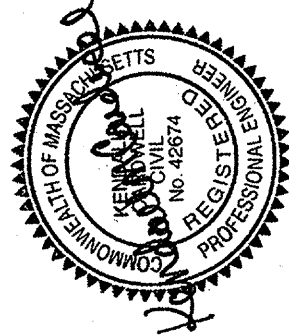
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Preliminary Master Plan

Assembly Square Drive
Somerville, Massachusetts

Not Approved for Construction
Drawing Title

Legend and General Notes



C-1

Sheet 2 of 18
Project Number 06518.03

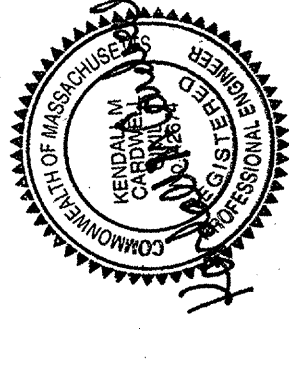
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Preliminary Master Plan

Assembly Square Drive
Somerville, Massachusetts
Issued for

Not Approved for Construction
Drawing Title

Neighborhood Context Map 1



C-2

Sheet 3 of 18

Project Number
08518.03

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